



**Terrie Cox**  
— World Ranked Broker —  
Licensed in  
State of WA & OR



### VIEW OF RIVER, MOUNTAIN & CITY LIGHTS

- 1.59 Acre Lot with potential partitioning into 2 lots
- Prime Cul-de-sac location between I-205 and I-5 bridges off old Evergreen Highway - it's all about the location on this one!

1511 SE Hawk's View Court, Vancouver, WA | \$1,050,000  
Video Tour: [USA-Relocate.com](http://USA-Relocate.com)



**BUILD YOUR DREAM HOME HERE**

Call/Text: 360.607.4100  
Terrie@TerrieCox.net

October 18, 2020



# Columbian HOMES

FOR SALE

FOR RENT

HOME SERVICES

[columbianhomes.com](http://columbianhomes.com)



Things to consider before warming up next to your fire this winter.

SEE RECIPE ON PAGE F4



FALL HOME & GARDEN: Fall Container Gardens.

SEE PAGE F3



Gorgeous & Unique Custom Farmhouse built by Urban NW Homes.

SEE PAGE F2



## HOMEBUILDER OFFERS HUNDREDS OF DESIGN OPTIONS IN CLARK COUNTY

Richmond American Homes may be a newcomer to the Greater Portland area, but it brings with it over 40 years of homebuilding experience and an extensive range of home design options for Clark County homebuyers. Two of its newest communities are Seasons at Moonlight in Vancouver and Kemper Grove in Ridgefield.

Seasons at Moonlight showcases six single- and two-story floor plans from the builder's Seasons™ Collection, boasting flexible layouts and hundreds of exciting design options. New homes at this community offer three to five bedrooms and approximately 1,420 to 2,400 square feet. Prospective homebuyers will appreciate designer details and incredible included features, such as airy 9' main-floor ceilings, fenced backyards and elegant master suites with private baths. Options include covered patios and 3-car garages. Its convenient location is near I-205, Vancouver Mall and local parks, just 20 minutes from the airport.

Prices at the must-see community start from the upper \$300,000s.

To the north in Ridgefield, Kemper Grove offers paired homes with three to four bedrooms and approximately 1,800 to 2,050 square feet. Also priced from the upper \$300,000s, these homes are located near downtown Ridgefield's boutiques, coffee shops and restaurants, as well as I-5, golf, local wineries and the area's hiking, fishing and kayaking at the Ridgefield National Wildlife Refuge.

Richmond American prides itself on offering an impressive array of personalization options. Those who choose to build a new home from the ground up will have the opportunity to work with professional design consultants to choose colors, textures, finishes and fixtures for their new living spaces—a complimentary service!

Homebuyers will also value the one-stop-shopping convenience of Richmond American's affiliates, HomeAmerican

Mortgage Corporation and American Home Insurance Agency, Inc. Together, these companies offer a streamlined homebuying experience from start to finish. Potential buyers can speak with a loan officer at HomeAmerican Mortgage to find out which options can be conveniently rolled into their mortgage payments.

**ABOUT RICHMOND AMERICAN HOMES:** The Richmond American Homes companies have been building the American Dream for families from coast to coast for over 40 years. With homebuilding operations in 10 states and more than 210,000 homes to their credit, they pride themselves on attention to detail, quality craftsmanship and exemplary customer service. Their build-to-order process helps homebuyers create inviting living spaces that truly match their lifestyles. Visit [RichmondAmerican.com/ClarkCounty](http://RichmondAmerican.com/ClarkCounty) to view all the builder's Clark County communities.



Over 40+ Homes in today's Homes for Sale Directory.

SEE PAGES F5-F6



For today's Classifieds & Jobs section

SEE PAGES F7 & F8

### About the SMALL PRINT

Dear Neighbors,  
Welcome Jerud Martin to the team of experts on Real Estate Trends! I enjoyed your contribution last week!

This week, I'd like to discuss the details about interest rates. I get inquiries about some really low rates that seem to be too good to be true. That is the true part that these offers often are too good to be truthfully presenting themselves. Earlier this year in April, buyers were locking rates to the tune of 10,000 more rate locks for the same week over last year. Low

interest rates created lots of activity. You may be getting offers in your mailbox with super low interest rates. Thank you for sharing those with me. I've discovered many of the rates that appear seem better than anyone seems to have to offer. In one case there was a 2.5 point buy down. The interest rate was a great offer, but the points killed the deal. In another offer I reviewed, I had to go to a website to read the small print about the offer. Start looking at points. It's in the small print usually. These offers have caught people off-guard and can be deceiving unless you read the assumptions on the loan offers. The Consumer Financial Protection Bureau reports that deceptive mortgage advertising is happening. Mortgage lenders must follow the Truth in Lending Act as well as the Mortgage Acts and Practices Advertising Rule; however, misleading information can find its way to consumers

even while looking very official. In fact, companies are ordered by the CFPB to stop misrepresentations of interest rates and estimated monthly payments, but often only after a person has had a bad experience.

One of the best ways to make sure that everything is on the up and up is to interview your mortgage lender and ask about the team and how that team is connected to your community. It makes it much easier to cross the t's and dot the i's. Next article, I will tell you more about Gretchen and Mariah who helps me at Peak Mortgage in giving full disclosure. *Think smart about financial health. Choose an advisor who's local. Call or email MPattullo@PeakMtg.com*

We lend where we live,

Mike

Michael Pattullo  
Peak Mortgage  
Mortgage Advisor • MLO# 229675 • [Peakmtgnw.com](http://Peakmtgnw.com)

360-607-9312

Brought to you by our Mortgage Expert  
Michael Pattullo:

**peak mortgage**

BRINGING  
VISION TO LIFE



A F F I N I T Y  
H O M E S

John Colgate | 360-989-6316 | [affinityhomesllc.com](http://affinityhomesllc.com)

**CALL FOR A PRIVATE OR VIRTUAL TOUR OF OUR RIDGEFIELD & VANCOUVER MODEL HOMES**



**\$534,900**



**TOUR THE ALTA**

**Sunday 1pm-4pm  
In Royal View**

4026 S. Hay Field Circle, Ridgefield  
Comfort, style and beautiful  
gathering spaces!  
Move-in Ready!



Call Chris, the builder, for an appointment: **360.624.3116** [www.evergreenhomesnw.com](http://www.evergreenhomesnw.com)



**David Kilkeny**

Sales Manager | Mortgage Advisor

NMLS 241611

d: (360) 713-9364 c: (360) 921-6281

[dkilkenny@financeofamerica.com](mailto:dkilkenny@financeofamerica.com)

[FinanceofAmerica/dkilkenny](http://FinanceofAmerica/dkilkenny)



FINANCE OF AMERICA  
- MORTGAGE -



©2019 Finance of America Mortgage LLC is licensed nationwide NMLS ID # 1071 (www.nmlsconsumeraccess.org)



**Windermere**  
REAL ESTATE

Call for your personal showing or virtual tour of one of these homes



**GATED 5 ACRE ESTATE**

**\$1,265,000** | ML# 20360303

Views to the Lewis River Valley. 2 separate Homes plus Guest Quarters & Shop. Multi-generational living or Business opportunity. No HOAs. Heat Pumps, Furnace & Roofs new in 2017. Pump, pressure tank & plumbing new on Well. Main House=2,568sq ft 4 BR/3 BA. 2nd Home=2,188sq ft 5BR/2 BA. Separate entrance to Main Home guest quarters.

29413 NE Lewisville Highway, Battle Ground  
DEBRA LUEPKE 360-903-9743



**CUSTOM FARMHOUSE**

**\$799,000** | ML# 20203921

Gorgeous and unique custom farmhouse built by Urban NW Homes. This one of a kind home with double masters on the main level proudly displays many custom features such as plaster walls, ceiling beams, brick accents and the newest tile and surfaces. And if the Rockwood doesn't fit your needs, reserve one of the last 10,000 sq ft lots in the community and we will build your custom "forever" home. All homes built by Urban are certified NGBS (National green building standards)

10203 NE 108th St, Vancouver  
JOE BJORKLUND 360-823-5470



**MOVE IN NOVEMBER**

**\$530,000** | ML# 19509926

This one level open floor plan features a spacious great room, 3 bedrooms, soaking tub in the master bathroom, oversized walk in closet, AC, gas range, gas fireplace, fully fenced yard. Enjoy easy access to I-5 and I-205. 1 mile to Legacy Salmon Creek, 2 miles to WSU campus. Vancouver school district.

14215 NE 23rd Ave, Vancouver  
JOE BJORKLUND 360-823-5470



**NEW HOME FOR CHRISTMAS**

**\$500,000** | ML# 20396637

Energy efficient one level home at Cedars Village will be move in ready for you at the beginning of December. Open floor plan w/vaulted ceilings in great room and owner's suite. oversized walkin tile shower in owner's bath and covered patio. Tandem garage with extra deep bay is great for boat or truck parking.

4112 SE 18th Ave, Brush Prairie  
JOE BJORKLUND 360-823-5470



**TRANQUIL GREENBELT**

**\$429,500** | ML# 20620901

Enjoy deck or patio. Sun-splashed GR has 20" vault & clerestory windows. New Karastan carpets and Oak hardwoods flow from entry. Renewed Kitchen offers pristine Quartz counters, garden window & SS Kitchen Aid. Spacious MSTR Suites has Spa bath: heated tile floor, jet tub, bidet & steam shower. 2nd MSTR Suite-Quartz counters. Main level BR has adjacent full Bath. Garden level provides FR, DR and Bonus. Play Tennis or take a quiet walk in the neighborhood. Easy frwy access.

15917 NE Union Road #26, Ridgefield  
MARY JANE (MJ) RICHARDS 360-281-0511



**HOME BACKS GREENSPACE**

**\$425,000** | ML# 20432394

Home is under construction with an estimated completion date of Dec 18, 2020. Master bedroom/ bathroom & laundry on main level. 2 add'l bedrooms & full bathroom on 2nd floor. Home features: gas fireplace, AC, tile master shower, laminate in main living areas, quartz counter, large pantry, fully fenced yard and covered patio. PLUS no backyard neighbor- Home backs to HOA owned greenspace! HOA \$56/mth, includes front lawn maintenance.

13527 NE 112th St, Vancouver  
JOE BJORKLUND 360-823-5470



**ONE LEVEL ON CORNER LOT**

**\$349,900** | ML# 20444616

Low maintenance yard. Room for a small RV or boat on the side pad. Shed with lots of storage. Double garage with attic storage and built in work bench. Covered patio in back yard with privacy screen on fence. New roof in 2015. Family room with wood burning fireplace. Hall and Master baths with walk-in showers. Living room with bay window. Kitchen with nook.

12714 NE 34th St, Vancouver  
JOANNE POWELL 360-281-1836



**5 ACRE BUILDING SITES**

**\$349,000** | ML# 20529366

Park like 5 acre building sites available - bring your builder. Close-in Washougal. Turn key lots, ready to build. This sale is for Lot 5. Lot 6 with barn available at \$389,000. Private paved road, gated entrance, underground power, 20 GPM shared well, approved septic. Great future community featuring 6 homes sites. Don't miss out - lots selling fast, only 2 left! Just minutes from town.

0 SE 377th Avenue #Lot 5, Washougal  
SCOTT EVERSAL 360-624-4335



**PARK LIKE SETTING**

**\$329,900** | ML# 20408118

Looking for acreage and room to roam. Beautiful approx 1.69 acre parcel of land, creek frontage, large trees & privacy in nature. Enjoy the quiet, peaceful setting. 1993 Manufactured home, 3 Bed, 2 Bath with large kitchen/new stainless appliances, deck, garden, water feature, shed, & circular driveway on a quiet road.

9907 NE 349th St, La Center  
KERI LIPPOLD 360-901-9414



**RIVER FRONT LOT WITH VIEWS**

**\$224,900** | ML# 20285730

Last Available River Front Lot in Gated Community with 180 degree views of the Lewis River. Design your custom home and enjoy many days and nights of sitting on the deck watching the sun ripple over the water. Learn how magical it is to live on the river and enjoy the River Mist Gated Community 7.5 acre Park on the River for fishing, picnicking and boating. Just off I-5 and close to the entertainment of the ilani Casino.

230 Misty Dr, Woodland  
SCOTT EVERSAL 360-624-4335



**Windermere Stellar offers Clark County THREE convenient locations to serve their clients:**



**DOWNTOWN/ METRO**  
210 E 13th Street,  
Suite 100  
Vancouver, WA 98660

**MILL PLAIN/ CASCADE PARK**  
14001 SE 1st Street  
Suite 203  
Vancouver, WA 98684

**FELIDA**  
10710 Lakeshore Ave  
Suite 105  
Vancouver, WA 98685

# Featured HOMES

To advertise, call Krista Cunningham at 360-735-4583 or email [krista.cunningham@columbian.com](mailto:krista.cunningham@columbian.com) [columbianhomes.com](http://columbianhomes.com)

Call me to see one of these beautiful homes.



**Exclusively**  
Barbara Corigliano  
360.606-7641  
**FOR SALE**  
Winderemere  
[winderemere.com](http://winderemere.com)  
**BARBARA CORIGLIANO**  
REAL ESTATE BROKER,  
CRS AND MCNE  
360.606.7641

**Custom Home with Stunning River View!**

**\$1,500,000.** Custom 4 Bdrm, 4.5 Bath. Hardwood floors in main living space. Large kitchen with custom cabinets, granite, and Dacor 6 burner cooktop. Access to balcony or exposed aggregate patio from 4 different rooms. Master bdrm has river views & spa-like bath with clawfoot soaking tub. Possible ADU on bottom floor. Elevator that provides access to all 3 levels. Move-in ready. New exterior & interior paint with new carpet in 2020. ML# 20551111.  
**3023 NW 3rd Avenue, Camas**

**3 Acre Horse Property in Battle Ground**

**\$750,000.** Horse property with private access to trails. 3 Bdrm, 2.5 bath home. Fenced for horses & fenced backyard. 2014 built Beautiful Barn w/dng. Raised garden beds. Vaulted master w/updated bath. Jetted tub on main floor. Spacious, open kitchen w/granite counters & pantry w/pull out drawers, hardwood floors & storage. 2 office spaces. Generator options. New heat pump 2017, roof & exterior paint 2018. New deck 2014. ML# 20053344  
**20417 NE Bridlewood Road, Battle Ground**

**Move-in Ready Home with much to enjoy!**

**\$439,000.** 4 Bdrm, 2.5 Bath w/open floor plan. Island bar and gas range in kitchen. Front covered patio, large exposed aggregate patio in the back, and a firepit. Relax in the bright master bedroom with on-suite bathroom with double sinks. Upstairs has extra wide hallway. This home also features C-vac. Built in 2015. ML# 20044099  
**15309 NE 80th Street, Vancouver**

**JB HOMES**  
YOUR HOME Your Way  
JBHomesWA.com

*JB Homes builds affordable new homes with the grace and feel of a custom home, in LaCenter*

627 E Tanoak Avenue,  
4 Beds | 2.5 Baths | 2,408 SqFt



**\$459,900**

Lot 84 - Under Construction. Beautifully built 4 bedroom, 2 1/2 bath on corner lot. Open concept kitchen, dining and family room. Office and Laundry room on the main. Kitchen has eat bar, SS appl, quartz counter-tops and pantry. Sprinkler system and fully fenced backyard!! HOA maintains front yard.

803 E Tanoak Avenue, La Center  
3 Beds | 2 Baths | 1,913 SqFt



**\$419,900**

Lot 88 - Under Construction. Great one-level home with 3 beds 2 baths. Greatroom with fireplace. Large fully fenced and landscaped back yard with covered patio. Kitchen with large island and eat bar. Quartz countertops, pantry, SS appliances and unique wet bar with sink. Home also offers large Master Bedroom with soak tub & walk in closet.

Please call Lindsey Maze with any questions or to schedule a Tour. Remaining homes are under construction.

**JB HOMES**

**AMAZING PROPERTIES, LLC**

Lindsey Maze  
Broker/Owner  
Amazing Properties, LLC

360.798.2786  
Lmazehomes@gmail.com  
[amazingpropertiseswa.com](http://amazingpropertiseswa.com)

**Weichert REALTORS** | Equity NW

Rod Sager, Broker, Realtor®  
360-737-4600 [www.rodsager.com](http://www.rodsager.com)

## Downtown Condos



Rod has been helping buyers and sellers in Clark County since 2003. Condominiums in urban multi-level buildings are a very dynamic product that benefit from local knowledge. Rod runs Vancouver's most comprehensive urban living webspace at [www.urbanlivingintheouv.com](http://www.urbanlivingintheouv.com). Contact Rod today to evaluate your condo or to tour a listed condo in Downtown Vancouver.

**Weichert REALTORS** | Equity NW  
15540 NE 4th Plain Blvd, Suite 200  
Vancouver, WA 98682  
Office: 360-253-1212 Email: [rod@sonic.net](mailto:rod@sonic.net)



**MLS**

Local Employees ~ Local Service ~ Locally Owned

## Clark County Title

Your Downtown Escrow Team



**JACQUE BAUMAN**



**CHERYL MONAHAN**

**Clark County Title**

DOWNTOWN BRANCH  
1400 WASHINGTON STREET, SUITE 100  
VANCOUVER WA 98660  
PHONE: (360) 694-4722  
FAX: (360) 694-4734

**Clark County Title**

EAST COUNTY BRANCH  
3200 SE 164TH AVENUE, SUITE 219  
VANCOUVER WA 98683  
PHONE: (360) 787-9197  
FAX: (360) 787-9129

Serving Skamania County too!  
[clarkcountytile.com](http://clarkcountytile.com)

**YOUR HOME IS WAITING**



**Barry Sullivan**  
206-795-0157  
barrsulli@gmail.com  
[BarrySullivanHomes.com](http://BarrySullivanHomes.com)

**PROFESSIONAL REALTY SERVICES**

### Remodeled Single Level Acreage Home in Hockinson

11919 NE Sliderberg Rd, Brush Prairie  
**\$549,900.** Serene wooded setting with total privacy. Tastefully updated w/ durable Acacia hardwoods, slab granite counters, new SS appliances, new windows & Can lights. Energy efficient gas heat pump. Huge 12x23 deck w/ composite flooring and Freedom metal railing. Dual wood fireplaces stone & brick. 18ft pool and extra parking for RV/toys. Huge storage crawl space and security motion lights. All appliances stay. Desirable Hockinson School District. ML# 20597172.




### Quality Built New Tradition Home

2402 NE 126th Pl, Vancouver  
**\$369,900.** Immaculately kept and fully fenced corner site. Beautiful outdoor space; patio with 13x27 concrete pavers and raised garden beds with drip watering system. "Ring" doorbell & interior dimmer light switches. Kitchen and bathrooms with ceramic tile counters, SS Energy Star appliance & gas stove. Master with vaulted ceiling, fan and walk-in closet. Faux wood blinds, refrigerator, window sunshade & patio shed stays. Nice community park, close to freeways and schools. ML# 20582466.





Celebrating 20 Years of Excellence. 1351 Pacific Ave, WOODLAND, WA

**20th ANNIVERSARY**

**J&M HOMES**



- Door Bell
- 1-piece Fiberglass Tub/Showers
- 50 Gallon Electric Water Heater
- Towel Bar & Tissue Holders
- 2 Exterior Frost-free Water Faucets
- 7lb Carpet Pad
- 2 Electrical Exterior GFI Outlets
- 30lb Roof Load
- 2 Christmas Exterior GFI Outlets (In Eave or Under Eave)
- Oval Glass Front Door
- AC/Heat Pump Ready
- Garbage Disposal
- Ecobee Thermostat
- Lighted Bath Fans
- Whole House Water Shut Off
- Architectural Shingles with Limited Lifetime Warranty
- Elongated Toilets

[JandMHomes.com/Woodland](http://JandMHomes.com/Woodland) | 360-225-4500 **BBB A+**

CALL TO VISIT OUR MODEL HOME:  
7909 NE 78th Street, Vancouver | Open Weekly Sat & Sun 12-4

**EMPTY NESTER SPECIALIST**

SPECIALIZING IN ADU's, SINGLE LEVELS, MASTER ON MAINS, MULTIGENERATIONAL LIVING



Call JON GIROD OWNER/BUILDER  
360.907.5800 | [quailhomes.com](http://quailhomes.com)

**CAFE**



**SYCAMORE**



**AMERICANO**



### DON'T FORGET THE TEXTURE

Color is important when planning a container garden, but so is texture. This means the shape of the plant, the leaves and how it grows. Fall is a great time for tall, elegant ornamental grasses, and they also make great container garden centerpieces. Look for varieties like ponytail grass (stipa tenuissima) and purple fountain grass, with stunning deep aubergine blades.

**CREATIVE CONTAINERS**

Go beyond the basic flowerpot. With the right drill bit, you can turn just about anything into a container for plants. Think of particularly fall-like accents like plastic pumpkins, craft logs or a basket.

**BLOOMING AUTUMN**

Yes, there are still lots of flowers that bloom right through fall, depending on your growing zone. Look to plants with trailing blooms, like petunias, which also come in a dizzying array of colors. Snapdragons are another fall favorite and come in a wide array of fall shades, like deep red and vibrant orange. In the warmer South, pansies do well in late fall and autumn and come in a riot of colors to match every decor.

**FESTIVE FOLIAGE**

And there's plenty of non-blooming plants to provide great color in your container. These include coleus, which comes in several bright hues; heuchera; stonecrop; golden leaf sage; flowering kale or cabbage; all kinds of ficus; sweet potato vines and many ivies. Just keep some of the more voracious growers, like vines and ivies, neatly trimmed.

**MUMS**

It wouldn't be fall without mums. You can choose all kinds of colors. Look to bring home a plant that's healthy and green with an upright attitude and lots of tightly closed buds. Make sure your container's light enough to move easily; as the season wears, you may need to move your mum around to better growing conditions. Pair fluffy mums with wiregrass or creeping Jenny for an elegant look.

# Fall Container Gardens

Fall, with its cooler days, just begs you to get outside and enjoy your patios and porches. And while spring and summer's glory days are over, that doesn't mean you still can't add pops of color with container gardens. Here are some ideas for sprucing up your outdoor spaces with containers of color.





**BERKSHIRE HATHAWAY** | Northwest Real Estate  
HomeServices

www.bhhsnw.com

**OPEN BY APPOINTMENT, CALL FOR YOUR PERSONAL SHOWING**

**5 ACRES IN AMBOY**



40313 NE 193rd Ave, Amboy

**Private, Custom New Construction**

**\$739,000** ML# 20517498

2 story, 2276 sq ft open floor plan w 4 bds, 3 full baths + home office/den! Front porch looks out to fenced, organic garden/orchard & pasture. 8" ceilings. Wood Stove. Master on main. Upstairs living space perfect for relaxing! 2 car, 784 sq ft garage w 10" ceilings. Small pond & creek. Barn w extra storage + 2 more sheds to be creative with! 1 yr Home Warranty included. Painted; cabinets in; in final finish stage-due to be completed 10/31.



MAUREEN DANIELS 503-539-8145



**Single Level Open Concept**

**\$525,000** ML# 20229895

Idyllic Baker Estates single level open concept home with vaulted ceilings in the great room and high ceilings throughout. Abundant natural light. Beautiful plank flooring. Enjoy the territorial view from the back deck. A bird watcher's paradise! Sprinklers. Whole house fan and air conditioning. Fireplace has never been used. New paint 2019. All appliances stay. Room for a shop. Original owner. Minutes to Lewisville park and downtown Battle Ground. Neat as a pin and ready to move in!



TRACY BURGESS 360-241-4015

**OPEN TODAY 12-3**



9727 NE 75th Way, Vancouver

**Well Maintained 1 Owner Home**

**\$369,000** ML# 20254711

Don't wait for new construction! This well maintained 1 owner home feels like a new built with the high quality finishes built in: Hardwood floors, travertine tile, slab granite counters, neutral colors. Kitchen has stainless appliances, corner pantry, eat-at granite counter. Master suite boasts vaulted ceiling, double sinks, walk in closet & shower. Bonus: Loft area for gaming/office/playroom. Gas heat & central AC. Fenced back yard w/ Jacuzzi on the patio!



DEANNA FRASIER 360-624-0848



**Cute Townhome**

**\$252,500** ML# 20137349

2 Bedroom, 2.5 Bath, 1349 SF in convenient location and quiet location overlooking greenspace. Open floor plan with a light and bright interior offering approx. 1350 Sq Ft. Living room opens to dining area and kitchen. Powder bath on the main level. Dual master suites upstairs with their own private baths. Inside laundry is on the second level. Forced air heat and A/C. Private deck off the living area. Single car attached garage.



ANNETTE CHAPMAN 360-921-0924



**Move-In Ready!**

**\$179,900** ML# 20143228

Neat as a pin and ready to move in! This home has an attached garage! All appliances remain. Ample deck for lounging or entertaining. 2 bedrooms with another room that could be an office, library or music room. Included in the \$635. space rent is a lap pool, hot tub, party room, library. Gated RV parking is available for a nominal charge.



TRACY BURGESS 360-241-4015

**PRICE REDUCED**



**Entertainers Delight!**

**\$179,900** ML# 20232259

Bring your friends and family! 25x26 Great Room concept, built to co-mingle while cooking and entertaining. Extensive remodel in 2017. Convection oven. Quartz and Corian counters, custom soft close cabinets w/spice pullouts are beyond lovely. Walk-in closets in Master & BR 2. Raised beds featuring veggies and herbs. Extensive perennial garden in front. Triple pane windows. New roof & electrical 2017. Rec Center/Lap Pool/Party Room and more-Gated RV Parking.



TRACY BURGESS 360-241-4015



**3BR, 2 BATH Manufactured Home**

**\$134,900** ML# 20671891

1991 Fleetwood "Chadwick" 1566 SF. Painted Inside Laundry Adjacent to Kitchen Nook Master Has 2 W/I Closets and Soaking Tub, Linen Closet, Double Sinks Skylight in Master Bath-Vinyl Windows Throughout-All Appliances Included Single Carport with two other parking spaces in Driveway Tool Shed Fully Fenced Yard In Park Management, Fabulous Rec Center/Lap Pool/Hot Tub/Modern Kitchen and Party Room-Library-Fitness Area Gated RV Parking at Nominal Fee.



TRACY BURGESS 360-241-4015

**TO OUR COMMUNITY:**

Cyber fraud is on the rise and home buyers and sellers across the country are increasingly prime targets, and all too often victims of email scams. At *Berkshire Hathaway HomeServices Northwest Real Estate*, we take the security of our clients very seriously. Our brokers and staff are trained to spot email phishing schemes and internal safeguards are in place to protect our clients' personal information.

Please be aware our company will never request you send funds or nonpublic personal information such as bank account and/or routing numbers, by email. If you receive an email message concerning a transaction involving our company with a request to send funds or provide non-public personal information, do not respond to the email.

Immediately contact *Berkshire Hathaway HomeServices Northwest Real Estate* of suspected email fraud by contacting [ldunn@bhhsnw.com](mailto:ldunn@bhhsnw.com) or calling 503-350-7216.



**3 LOCAL OFFICES TO SERVE YOU:**  
CLARK COUNTY NW | 10002 NE 13th Ave, Ste 110 | 360-574-1381 COLUMBIA TECH | 1498 SE Tech Center Place, Ste 290 | 360-256-0088  
BATTLE GROUND | 202 E. Main Street | 360-687-4942

©2020 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. Equal Housing Opportunity.

A PRODUCT OF THE COLUMBIAN'S ADVERTISING DEPARTMENT



**Things to Consider Before Warming Up Next to Your First Fire this Winter**

A warm fire can make even the coldest winter day more enjoyable. Fireplaces may not get much use in spring or summer, but come late fall and throughout the winter, the fireplace can be a great place for families to gather.

Before fireplace season hits full swing, homeowners might want to brush up on a few fireplace facts so they can safely enjoy nights spent sitting by the crackling flames.

The Chimney Safety Institute of America advises homeowners with fireplaces to hire a CSIA-certified chimney sweep to clean their fireplaces. After a lengthy period of non-use, various issues could be affecting the chimney, many of which might not be noticeable to an untrained eye. Professional, certified chimney sweeps have extensive knowledge of fireplaces, making them valuable resources who can let homeowners know if any safety issues developed since fireplaces were last used. The National Protection Agency recommends that chimneys be swept at least once per year.

A full inspection of the chimney might be in order as well. Chimney service technicians will conduct

thorough examinations of readily accessible portions of the chimney exterior and interior and accessible portions of the appliance and the chimney connection. The CSIA recommends that homeowners who plan to use their chimneys as they have in the past request a Level 1 inspection, which will examine the soundness of the chimney structure and flue as well as the basic appliance installation and connections. Technicians also will verify if the chimney is free of obstruction and combustible deposits.

Homeowners also should inspect their chimney dampers before lighting their first fires of the season. Dampers should open and close smoothly. If not, a service technician can help fix or replace the damper.

Firewood is another thing homeowners must consider before lighting their first fires of the season. The CSIA says that well-seasoned firewood works best, noting that wood that is not well-seasoned will produce more smoke than heat. In addition, the home improvement resource This Old House recommends using dense wood that's been split

and stored in a high and dry place for at least six months. Oak is an example of dense wood that, when stored properly, can make for an enjoyable fireplace experience. Avoid softwoods like pine. Pine can produce a lot of creosote, which is a byproduct of wood combustion. Creosote is highly flammable, and as it builds up in a chimney, the risk for a chimney fire increases. Choosing the right wood, making sure it's well-seasoned and having a chimney professionally cleaned can reduce the risk of a creosote-related chimney fire. A Level 1 inspection should determine if there are potentially dangerous levels of creosote deposits in the chimney.

Before nesting up to a fireplace this winter, homeowners should consider a host of factors and safety measures to ensure their fireplaces are safe and ready for the season ahead.



# HOMES For Sale

## Columbian HOMES DIRECTORY

Call for your personal showing of one of these homes

 <p>RollingHillsRidgefield.com</p>			
<p><b>21511 NW 9th Ave, Ridgefield</b> <b>\$1,999,900</b> 5 Bed • 5.5 Bath • 6081 SF • 10 Acres Majestically set at the apex of ten graceful acres, this dream estate exudes exemplary quality and true craftsmanship. Mt. views. Wrap-around porch. Multi-generational living w/privacy/togetherness. Detached office/ADU. Equestrian arena. <b>Tim Martinez 360-901-9981</b> NW Home Styles / Realty One Group Cascadia</p>	<p><b>1788 57th St, Washougal</b> <b>\$1,475,000</b> 3 Bed • 3 Bath • 2892 SF • 4.89 Acres A Builder/Investor's Dream. Over 4 acres with views of Columbia River and city lights. Able to develop zoned R1-7.5. Large shop, lower level could be multi-generational living. <b>Alicia Howard 360-597-5757</b> Premiere Property Group LLC</p>	<p><b>33702 NW Larson Dr, La Center</b> <b>\$894,777</b> 4 Bed • 2.5 Bath • 3912 SF • 11+ Acres Classic 4 Bedroom Mid-Century on the East Fork. Huge windows to take in views. Exceptional frontage w/private beach. Stately barn, possible home business, animals or storage. Fenced pasture. Across from County preserve. <b>Erica L. Rodman 360-281-0768</b> Woodland Real Estate</p>	<p><b>3325 NW Utah St, Camas</b> <b>\$842,900</b> 4 Bed • 2.5 Bath • 3304 SF Lush green space behind this multi-level home! A synthetic deck inspires outdoor entertaining in a serene NW setting. 10ft ceilings on main, SS appliances, custom cabinetry. Customizing is easy w/our high standards &amp; features! <b>Ala Malyakin 360-261-0300</b> Wollam &amp; Associates / RE/MAX Equity Group</p>
			
<p><b>17600 NE 167th Ave, Brush Prairie</b> <b>\$819,900</b> 3 Bed • 3.5 Bath • 3027 SF Farm house w/big country porch on 2.5 level acres! Big kitchen w/farmhouse sink, tile counters, walk-in pantry, surround sound. Master on main! Central vac, white oak hardwoods, skylights! Apartment above garage! <b>Mandi Kostman 360-606-4080</b> New Tradition Realty, Inc.</p>	<p><b>3335 NW Tanner St, Camas</b> <b>\$798,900</b> 3 Bed • 3.5 Bath • 2628 SF Modern farmhouse on Prune Hill w/covered porch. Built by award winning Parade of Homes builder! Master on main, 10ft ceilings, fully landscaped &amp; A/C. Slab countertops, custom cabinetry, mud set tile shower. <b>Ala Malyakin 360-261-0300</b> Wollam &amp; Associates / RE/MAX Equity Group</p>	<p><b>33700 NW Larsen Dr, La Center</b> <b>\$797,770</b> 2 Bed • 1 Bath • 1728 SF • 10+ Acres The best spot on the River! Charming home on the bank of the East Fork. Cozy &amp; efficient. Vaulted liv rm w/fireplace &amp; deck overlooking the River, kitchen w/nook, &amp; views from Master. Full bsmt. 3-car detached garage. <b>Erica L. Rodman 360-281-0768</b> Woodland Real Estate</p>	<p><b>0 Sierra Ln, Camas</b> <b>\$749,950</b> 5 Acres Camas 5-acre parcel has gentle southern slope &amp; stunning river and Territorial views. Build your dream estate as this beautiful close-in acreage in highly sought after award-winning Camas School District. No CC&amp;Rs no HOA! <b>Terry Wollam 360-798-5820</b> Wollam &amp; Associates / RE/MAX Equity Group</p>
			
<p><b>15102 NE 98th Cir, Vancouver</b> <b>\$660,950</b> 3 Bed • 2.5 Bath • 2722 SF Master suite on main with full bath, 10' ceilings, open kitchen, formal living room, dining nook, SS appliances, 8' door, den that can be a 4th bedroom or a home office, bonus room. Neighborhood park with walking trails. <b>Ala Malyakin 360-261-0300</b> Wollam &amp; Associates / RE/MAX Equity Group</p>	<p><b>15110 NE 98th Cir, Vancouver</b> <b>\$615,950</b> 3 Bed • 2.5 Bath • 2312 SF Safe/smart tech home! 10' ceilings w/8' doors, den/office, formal living room. Enjoy main level living with an open kitchen w/dining nook and SS appliances! A/C, spacious backyard &amp; outdoor covered living area! <b>Ala Malyakin 360-261-0300</b> Wollam &amp; Associates / RE/MAX Equity Group</p>	<p><b>15008 NE 98th Cir, Vancouver</b> <b>\$614,950</b> 3 Bed • 3 Bath • 2289 SF Master Suite on the main! 10' ceilings, great room concept open to the kitchen, dining nook, SS appliances. Formal living room, 8' doors. AC, large covered back patio, and spacious usable yard! Ask about "New Home Credit"! <b>Ala Malyakin 360-261-0300</b> Wollam &amp; Associates / RE/MAX Equity Group</p>	<p><b>15106 NE 98th Cir, Vancouver</b> <b>\$581,950</b> 4 Bed • 2 Bath • 2031 SF New one story with Safe/Smart technology home. Master suite on main w/ full bath, 10' ceilings, open kitchen with dining nook and SS appliances, formal living room, 8' doors, A/C. Large outdoor covered living area. <b>Ala Malyakin 360-261-0300</b> Wollam &amp; Associates / RE/MAX Equity Group</p>
			 <p><b>OPEN TODAY 11-5</b></p>
<p><b>4124 S 16th Way, Ridgefield</b> <b>\$576,900</b> 5 Bed • 3.5 Bath • 3376 SF Spacious home offers den, flex/guest room on main w/full bath, bonus room, &amp; comfortable sized bedrooms. Engineered HW, quartz kitchen, 42" stained cabinets, baths w/tile floor/counters + tile mstr shower, A/C &amp; more! <b>Kelly Wade 360-910-0055</b> New Tradition Realty, Inc.</p>	<p><b>19703 SE 3rd Way, Camas</b> <b>\$569,900</b> 4 Bed • 2.5 Bath • 2557 SF This is a well maintained custom home in the fantastic Westridge neighborhood. Situated near the end of a quiet street with all three K-12 schools a short walking distance! Excellent quality mill work and upgrades! <b>Rod Sager 360-737-4600</b> Rod Weichert Realtors® - Equity Northwest</p>	<p><b>4218 S 16th Way, Ridgefield</b> <b>\$568,900</b> 5 Bed • 3.5 Bath • 2797 SF Multi-gen Grandview plan features separate living on main. A/C, engineered HW, 42" stained cabinets, &amp; more. 2 yr Builder warranty. 3rd party Energy Star certified build. We have model of this plan. <b>Kelly Wade 360-910-0055</b> New Tradition Realty, Inc.</p>	<p><b>4902 S 16th Dr, Ridgefield</b> <b>\$567,900</b> 4 Bed • 3.5 Bath • 3180 SF NextGen multi-generational living! Main home has 3 BR, 2.5 BA, loft, tech room &amp; great room layout. The private suite has its own entrance, 1 BR, 1 BA, kitchenette, stackable W/D &amp; its own outdoor space! <b>Melinda Shoote 360-635-7911</b> LENNAR</p>
			 <p><b>OPEN SAT &amp; SUN 1-4</b></p>
<p><b>1202 S 44th Ave, Ridgefield</b> <b>\$556,900</b> 5 Bed • 3.5 Bath • 2797 SF Multi-gen plan w/separate living on main. 6 multi-gen plans to choose from. A/C, Engineered HW, 42" stained cabs, tile counters/floor in baths, &amp; more. 2 yr Builder warranty. 3rd party Energy Star certified builder! <b>Kelly Wade 360-910-0055</b> New Tradition Realty, Inc.</p>	<p><b>828 NE 29th Way, Battle Ground</b> <b>\$525,900</b> 4 Bed • 2.5 Bath • 2463 SF Master Suite w/walk-in closet, double vanity, soaking tub, and shower. Central island, walk-in pantry, built in oven, microwave w/cooktop &amp; range hood. Extended outdoor living with covered patio on beautiful large lot. <b>Karen Wright 360-213-8372</b> New Tradition Realty, Inc.</p>	<p><b>13010 NE 102nd St, Vancouver</b> <b>\$519,900</b> 4 Bed • 3 Bath • 2884 SF Master Suite on main w/walk-in closet, double sinks, shower &amp; soaking tub. Impressive great room w/fireplace. Quartz counters, gas range, SS appliances, soft close cabinets. Fenced back yard w/covered outdoor living area. <b>Vikki Jensen 360-904-8671</b> Wollam &amp; Associates / RE/MAX Equity Group</p>	<p><b>603 E 17th Cir, La Center</b> <b>\$515,000</b> 4 Bed • 2.5 Bath • 2333 SF Open, great rm concept. Brazilian cherry hrdwd flrs, granite cntns, gas appl &amp; central vac. Chef's kitchen. Large Master Suite. Backyard is a private oasis! Cov patio &amp; pergola, Trex deck, water feature, fire pit, sprinklers &amp; fruit trees. <b>Natalie McMillan 360-921-1220</b> CENTURY 21 NW</p>
		 <p><b>OPEN TODAY 11-5</b></p>	
<p><b>806 NE 29th Way, Battle Ground</b> <b>\$499,900</b> 4 Bed • 2 Bath • 1929 SF Large Great Room w/11' ceiling. Built-in SS appliances, slab granite, pantry, large center island. Expansive Master Suite! Tankless water heater, 95+% gas furnace, Ecobee3 and more! 3rd party Energy Star and WIA Built Green certified! <b>Jaime Richardson 360-513-2397</b> New Tradition Realty, Inc.</p>	<p><b>1620 N Falcon Dr, Ridgefield</b> <b>\$499,900</b> 5 Bed • 2.5 Bath • 3010 SF Pride of ownership! Updates galore! Formal &amp; casual living spaces with an amazing work-from-home office. Spacious bedrooms on upper level. Fresh exterior paint &amp; siding, new roof. Fenced yard w/pool, shed &amp; garden beds. One year home warranty. <b>Amy Rhew 503-341-4879</b> Hasson Company, Realtors®</p>	<p><b>4916 S 17th Dr, Ridgefield</b> <b>\$485,900</b> 4 Bed • 2 Bath • 1946 SF Ranch style home. Great room w/gas fireplace. Spacious owner's suite. Large kitchen w/granite &amp; GE SS appliances. 3 nicely sized secondary bedrooms. Even more Everything's Included = upgrades already included. <b>Melinda Shoote 360-635-7911</b> LENNAR</p>	<p><b>5927 NE 65th Ct, Vancouver</b> <b>\$485,000</b> 4 Bed • 3 Bath • 2546 SF Large &amp; private lot! This home sits dead center on a massive 0.40 acre. Lovely home with basically everything on the main level. Upstairs could be separate living quarters with bonus room, bedroom and full bath. <b>Rod Sager 360-737-4600</b> Weichert Realtors® - Equity Northwest</p>

To view more Homes for Sale visit [ColumbianHomes.com](http://ColumbianHomes.com)

# HOMES For Sale

## Columbian HOMES DIRECTORY

Call for your personal showing of one of these homes



**2019 N 3rd Way, Ridgefield**  
**\$488,900**

4 Bed • 3 Bath • 2343 SF  
This home boasts a 10' entry, den or 5th bedroom, master walk-in closet, laminate flooring, & quartz kitchen countertops. Fenced, landscaped, sprinkler system, & more! Model home at 1236 S 50th Pl, Ridgefield.

**Gina Turnbull 503-341-4640**  
Wollam & Associates / RE/MAX Equity Group



**OPEN TODAY 11-5**

**4848 S 16th Dr, Ridgefield**  
**\$471,000**

3 Bed • 2 Bath • 1897 SF  
Great Room concept one level w/tech center. Sleek Quartz kitchen. Laminate flooring. Wi-Fi Certified. Echo dot, RING doorbell, keyless entry. Blinds, AC & HOA mows front yard! Move in this December.

**Melinda Shoote 360-635-7911**  
LENNAR



**4208 S 17th Way, Ridgefield**  
**\$467,900**

4 Bed • 2 Bath • 1781 SF  
The Baker offers spacious great room w/fireplace, quartz kitchen, 42"stained cabs, engineered HW. Baths w/tile counters & floors + tile mstr shower. Customize your home at our Design Studio w/ endless options to select from.

**Kelly Wade 360-910-0055**  
New Tradition Realty, Inc.



**8602 NE 165th Ave, Vancouver**  
**\$465,900**

3 Bed • 2 Bath • 2241 SF  
Main level living w/bonus room upstairs. Great-room, dining and spacious kitchen w/eat-at island, and pantry. Master bath w/walk-in closet, soaking tub w/option for walk-in shower. •Now Includes Smart Home Package•

**Karen Wright 360-213-8372**  
New Tradition Realty, Inc.



**1249 E 2nd St, La Center**  
**\$465,900**

4 Bed • 2.5 Bath • 2496 SF  
Multi-gen living plans available, select your lot. Our Design Studio offers many options to personalize. Homes are Energy Star certified & built above code standards = saving you money monthly in utility costs.

**Kelly Wade 360-910-0055**  
New Tradition Realty, Inc.



**40011 NW 9th Ave, Woodland**  
**\$450,000**

3 Bed • 2 Bath • 1620 SF • 4 Acres  
Quiet life surrounded by trees & beautiful Mt. St. Helens Views. 54' x 40' shop w/14' drs, heated floors, covered lean-to & finished space perfect for office/home biz. Well. Beautiful orchard, garden plot & room for animals.

**Erica L. Rodman 360-281-0768**  
Woodland Real Estate



**3501 N Pioneer Canyon Dr, Ridgefield**  
**\$449,900**

4 Bed • 2.5 Bath • 2080 SF  
Slab granite countertops, SS energy efficient appliances, central vac, engineered hardwood, stained wood cabinets, patio cover, security system, in-ceiling speakers in the great room, tankless water heater, sprinkler system.

**Naaman Helmes 360-448-4710**  
New Tradition Realty, Inc.



**218 NW 23rd St, Battle Ground**  
**\$441,400**

4 Bed • 2 Bath • 2078 SF  
Enjoy this quiet location with close proximity to town. One or two level, flat lot, RV/Boat parking. Buyer to select options/colors at Design Studio. All homes are Energy Star Certified, 2-10 warranty.

**Kelly Wade 360-910-0055**  
New Tradition Realty, Inc.



**208 NW 23rd St, Battle Ground**  
**\$441,400**

4 Bed • 2 Bath • 2078 SF  
Flat lot, RV/Boat parking. Enjoy this quiet location with close proximity to town. Ask about Builder carried financing. Buyer to select options/colors at Design Studio. All homes are Energy Star Certified, 2-10 warranty.

**Kelly Wade 360-910-0055**  
New Tradition Realty, Inc.



**210 N 21st Pl, Ridgefield**  
**\$439,900**

3 Bed • 2 Bath • 1824 SF  
Fabulous craftsman by Generation Homes NW! This home boasts a stunning entry, master walk-in closet, laminate wood flooring & quartz kitchen countertops. Fenced, landscaped, sprinkler system, and more!

**Gina Turnbull 503-341-4640**  
Wollam & Associates / RE/MAX Equity Group



**200 NW 23rd St, Battle Ground**  
**\$436,900**

3 Bed • 2 Bath • 1923 SF  
One or two level, flat lot, RV/Boat parking. Multi Gen living option. Call LA for questions about Builder carried financing. Buyer to select options/colors at Design Studio. Energy Star Certified, 2-10 warranty.

**Kelly Wade 360-910-0055**  
New Tradition Realty, Inc.



**OPEN SAT & SUN 12-2:30**

**721 W 29th St, Vancouver**  
**\$425,000**

5 Bed • 2 Bath • 3000 SF  
Quiet street, good neighborhood. Refinished upstairs wood floors. Full basement, shed w/greenhouse. Five fruit trees and raised bed garden. Hookups both up and downstairs for washer/dryer. Just needs some love.

**Pamela Dickinson 360-910-5046**  
Soldera Properties Real Estate



**6215 Green Mountain Rd, Woodland**  
**\$400,000**

Gorgeous 16 Acres with Views  
Idyllic setting. Gently rolling pasture. Excellent location for your private home with so many options: mini-farm or vineyard. Huge horse arena on property. Outstanding proximity to I-5 and services.

**Erica L. Rodman 360-281-0768**  
Woodland Real Estate



**8512 NE 165th Ave, Vancouver**  
**\$395,900**

3 Bed • 2 Bath • 1569 SF  
New Tradition Model home at 18905 NE 83rd St. Open great room concept w/cozy gas fireplace, large island style kitchen, spacious master. This home is 100% Energy Star & Built Green of WA certified by a 3rd party!

**Danielle Finch 360-513-5105**  
New Tradition Realty, Inc.



**195 Inglewood Dr, Longview**  
**\$395,000**

3 Bed • 1.5+ Bath • 3096 SF  
Comfortable living nestled among the trees! Newer vinyl fencing, roof, recent ext & int paint. Laminate flooring, double fireplace. Updated kitchen. Large deck. Spacious Master suite. Family room & rec room. Lots of space!

**Laura Yoder 360-431-9637**  
Real Living The Real Estate Group



**141 E Minihan Ct, La Center**  
**\$381,900**

3 Bed • 2 Bath • 1430 SF  
Several one & two level homes to be built to fit your needs. Multi-gen living plans available. Our Design Studio offers many options to personalize. Homes are Energy Star certified & built above code standards!

**Kelly Wade 360-910-0055**  
New Tradition Realty, Inc.



**OPEN SAT & SUN 11-1**

**13216 NE Salmon Creek Ave #T3, Vancouver**  
**\$250,000**

2 Bed • 2 Bath • 960 SF  
One of most desirable single-story ground floor units at Waters Edge Condos in Salmon Creek! Tastefully updated condo w/detached garage. Private patio w/green VIEWS! SS appliances w/ french door fridge. AMAZING location!

**Dineve Ramirez 503-729-0065**  
Soldera Properties



**31102 NE 37th St #2, Camas**  
**\$195,000**

TINY HOME! 1 Bed • 1 Bath • 398 SF  
Charming Tiny Home on leased land. Private get-away feel. Secluded, yet still close to town. Storage. Shed. Catio/shelter for your animals. Room to garden or bring your pets. Electrical, water & septic. Possible Air-B&B?

**Colleen Wright 503-484-4516**  
Columbia River Realty ERA Powered



To View More Open Houses visit <http://realestate.columbian.com/open-houses/>